



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: Z14-058 / 14335-00000-00915

Date Received: 12/22/14

Application Accepted By: SP & ET

Fee: \$3,240

Comments: Assigned to Eliza Thrush, 645-1341, ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3535 Westerville Road, Columbus, Ohio Zip 43224

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-252440

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) M2

Recognized Area Commission Area Commission or Civic Association Northeast Area Commission

Proposed Use or reason for rezoning request: Commercial landscaping and property maintenance company

(continue on separate page if necessary)

Proposed Height District: H-35

Acreage 8.371

[Columbus City Code Section 3309.14]

APPLICANT:

Name Pinnacle Property Maintenance, LLC

Address 3141 Silver Drive

City/State Columbus, OH

Zip 43224

Phone # 614-271-5885

Fax #

Email brett@pinnacleohio.com

PROPERTY OWNER(S):

Name Amvets Post 89 Department of Ohio

Address 3535 Westerville Road

City/State Columbus, OH

Zip 43224

Phone # 614-471-9007

Fax # 614-471-8328

Email clancygonavy@hotmail.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Todd Spencer - Ruscilli Real Estate Services, Inc.

Address 5100 Parkcenter Avenue, Suite 100

City/State Dublin, OH

Zip 43017

Phone # 614-923-3300

Fax # 614-923-3301

Email: tspencer@ruscillire.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Todd Spencer
of (1) MAILING ADDRESS 5100 Parkcenter Avenue, Suite 100, Dublin, OH 43017

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3535 Westerville Road, Columbus, OH
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Amvets Post 89 Department of Ohio
3535 Westerville Road
Columbus, OH 43224

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Pinnacle Property Maintenance, LLC
614-271-5885

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northeast Area Commission
Alice Porter
3130 McCutcheon Place, Columbus, OH 43219

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Todd M. Spencer

Subscribed to me in my presence and before me this 4th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Elizabeth I. Moore
9-5-15

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



ELIZABETH I. MOORE
Notary Public, State of Ohio
My Commission Expires 09-05-2015

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Todd Spencer

of (COMPLETE ADDRESS) 5100 Parkcenter Avenue, Suite 100, Dublin, OH 43017

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Amvets Post 89 Department of Ohio 3535 Westerville Road Columbus, OH 43224 Columbus Based Employees - N/A Clancy Carrel 614-475-9007	2. Pinnacle Property Maintenance, LLC 3141 Silver Drive Columbus, OH 43224 Columbus Based Employees - 36 Brett Obenauf 614-271-5885
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9-5-15

This Project Disclosure Statement expires six months after date of notarization.



ELIZABETH I. MOORE
Notary Public, State of Ohio
My Commission Expires 09-05-2015

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Legal Description
Parcel #010-252440

Situated in the State of OH, County of Franklin and in the Township of Mifflin.

Being 10 acres part of a tract of 100 acres of land in Quarter Township 2, Township 1, Range 17, United States Military Lands, and described as follows:

Beginning in the center of the Clinton and Blendon Plank Road in the north line of John Kissinger deceased; thence west to the west line of said tract; thence North 22 rods and 13 links to a post; thence east to the center of said Plank Road or Turnpike; thence south with the center of said road to the place of beginning, supposed to contain 10 acres, excepting therefrom;

PARCEL 1:

Being a part of Quarter Township No. 2, Township 1, Range 17, U.S. Military Lands, beginning at a point in the center line of the Clinton and Blendon Turnpike (now known as State Highway No. 3, the CCC Highway and the Westerville Road) and at the south east corner of the ten acre tract of land conveyed by Henry C. Fickell and Lillie E. Fickell to Harold D. Osborn and Helen C. Osborn by deed of record in Deed Book 1113, page 191, Recorder's Office, Franklin County, Ohio; thence westerly along the south line of said ten acre tract a distance of 330 feet to a point; thence N. 30° E. on a line parallel with the center line of the Clinton and Blendon Turnpike a distance of 138 feet to a point in the south line of a tract of land owned by Harold L. Osborn and Martha L. Osborn; thence easterly along the south line of said tract a distance of 330 feet to a point in the center line of said Turnpike; thence 30° W. along the center line of said Turnpike a distance of 138 feet to the place of beginning.

PARCEL 2:

Being a part of Quarter Township No. 2, Township 1, Range 17, United States Military Lands, beginning at a stake in the center on Clinton and Blendon Turnpike (now CCC Highway) located 138 feet in a northerly direction measured along the center of the CCC highway from the southeast corner of the ten acre tract of land conveyed by Henry C. Fickell and Lillie E. Fickell to Harold D. Osborn and Helen C. Osborn by deed in D.B. 1113, page 191, Recorder's Office, Franklin County, Ohio, thence westerly on a line parallel with the south line of said ten acre tract 330 feet to a point; thence northerly on a line parallel with the center line of the CCC highway, 84 feet to a point; thence easterly on a line parallel with the south line of said ten acre tract 330 feet to a point in the center line of the CCC Highway; thence souther 84 feet along the center line of the CCC Highway to the place of beginning.

Real Estate / GIS Department

APPLICANT

Pinnacle Property Maintenance, LLC
c/o Brett Obenauf
3141 Silver Drive
Columbus, OH 43224

PROPERTY OWNER

Amvets Post 89 Department of Ohio
c/o Clancy Carrel
3535 Westerville Road
Columbus, OH 43224

AGENT

Ruscilli Real Estate Services, Inc.
c/o Todd Spencer
5100 Parkcenter Avenue, Suite 100
Dublin, OH 43017

AREA COMMISSION

Northeast Area Commission
c/o Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Sunscapes Landscaping & Ground
Maintenance LLC
3551 Westerville Road
Columbus, OH 43224

HMD Investment Properties LLC
3487 Westerville Road
Columbus, OH 43224

HMD Investment Properties LLC
2491 E. Dublin-Granville Road
Columbus, OH 43229

Tonya Y. & Norman J. Pitzer
3554 Westerville Road
Columbus, OH 43224

Debra White
2436 Winding Hills Court
Columbus, OH 43224

Jerry V. Jones
24414 Winding Hills Court
Columbus, OH 43224

Jerry V. Jones
4361 Sandy Lane Road
Columbus, OH 43224

Jocelyn & Charles H. Hancock
2446 Winding Hills Court
Columbus, OH 43224

Jocelyn & Charles H. Hancock
P.O. Box 263132
Trotwood, OH 45426

Tandem/QCA Income Partners
3752 Brandon Street
Columbus, OH 43224

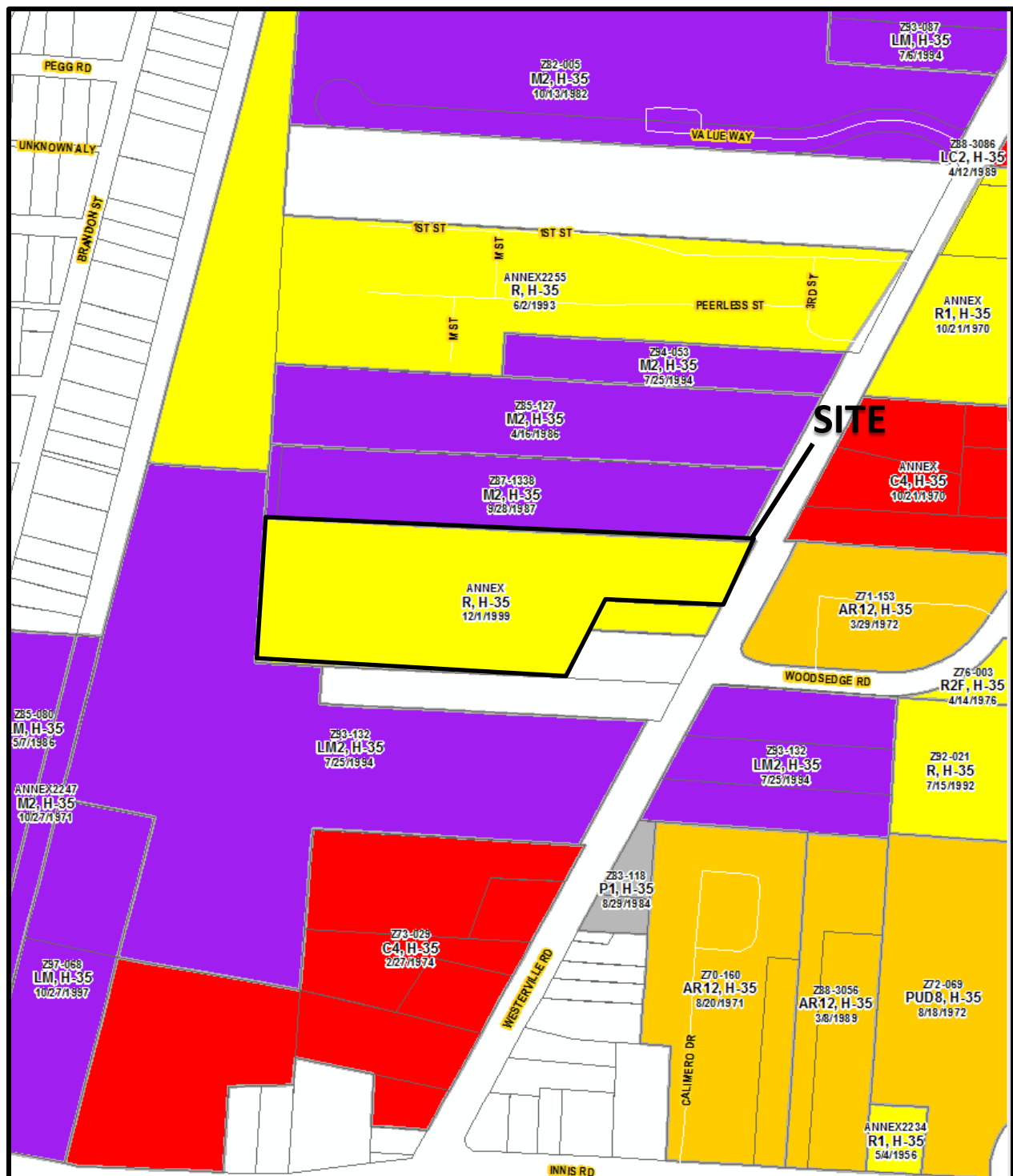
Mohamed Yusuf
3519 Westerville Road
Columbus, OH 43224

Mohamed Yusuf
3118 Sandridge Avenue
Columbus, OH 43224

H & H Investment & Management
Company
3505 Westerville Road
Columbus, OH 43224

Jibril Mustafe
3505 Westerville Road
Columbus, OH 43224

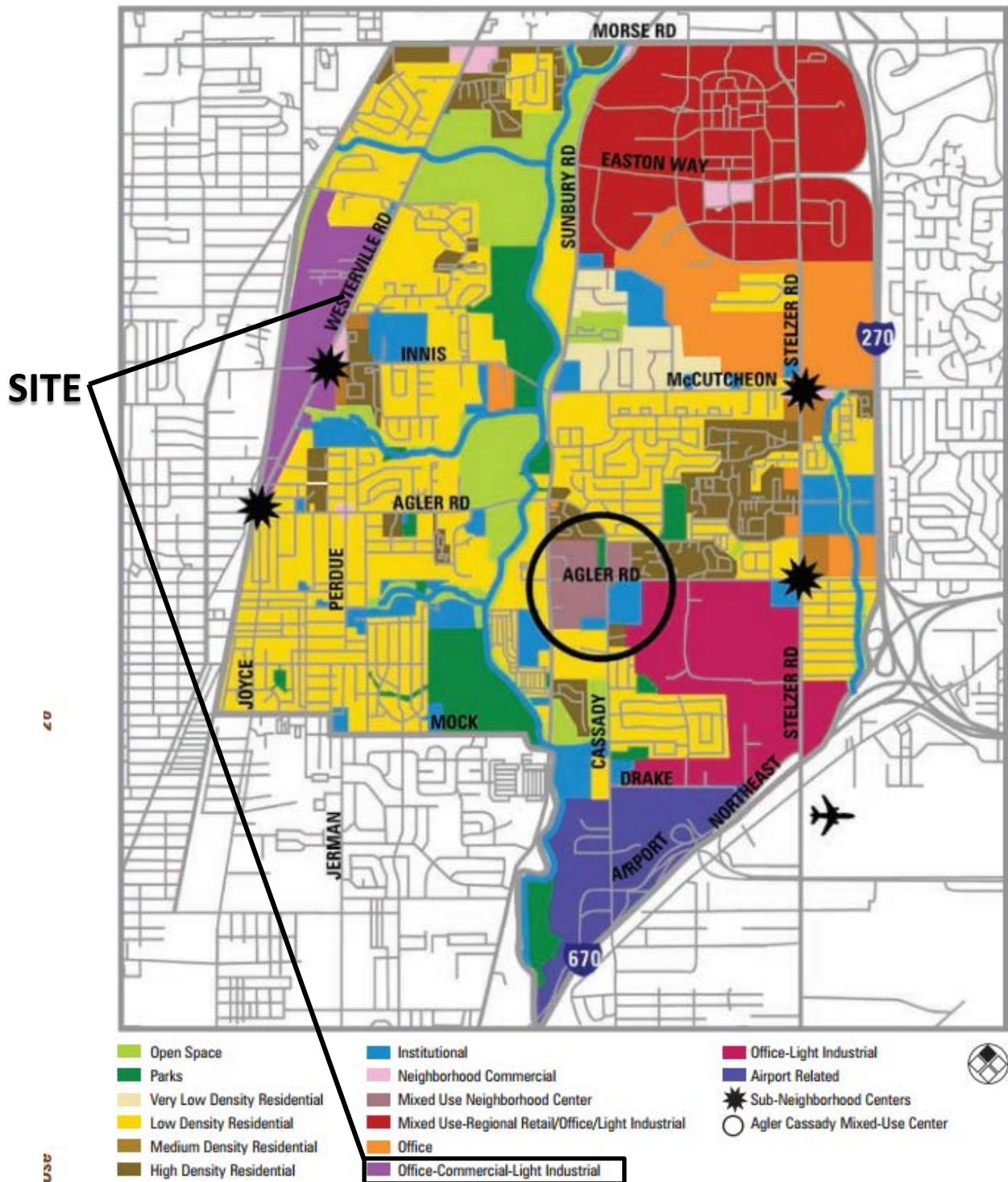
Claud A. Brown, Jr.
3515 Westerville Road
Columbus, OH 43224



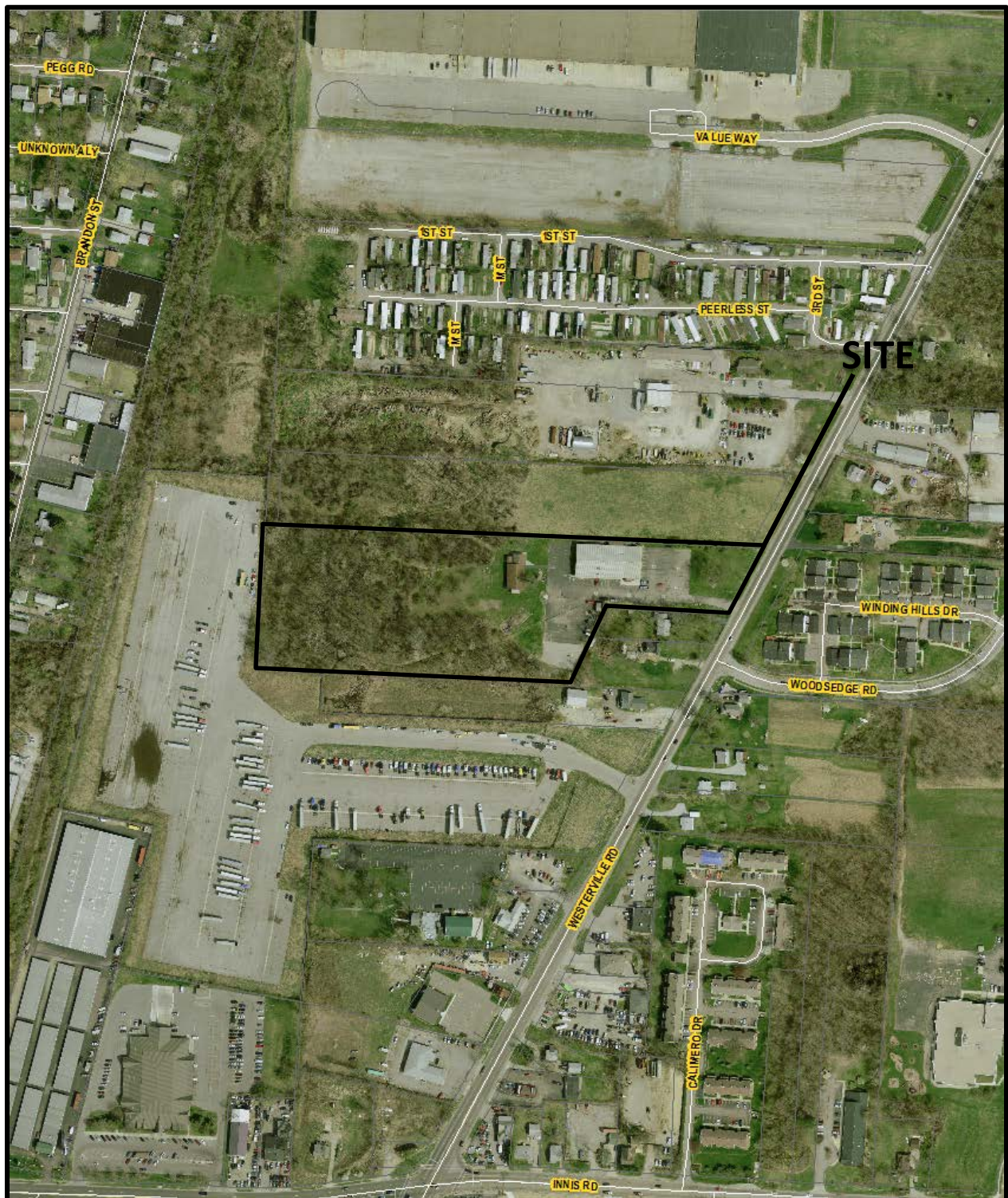
Z14-058
3535 Westerville Road
Approximately 8.37 acres
Rezoning from R to M-2



Figure 5. Land Use Plan



Z14-058
 3535 Westerville Road
 Approximately 8.37 acres
 Rezoning from R to M-2



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3535 Westerville Road
Approximately 8.37 acres
Rezoning from R to M-2